

Docket Item #
MASTER PLAN AMENDMENT #94-09A

Planning Commission Meeting
February 7, 1995

ISSUE: Consideration of an amendment to the Seminary Hill/Strawberry Hill Small Area Plan Chapter of the 1992 Master Plan to change the land use designation of the subject property from INST/Institutional to P/Parks and Open Space.

APPLICANT: City of Alexandria, Virginia
Department of Planning and Zoning

LOCATION: 4401 West Braddock Road (Tax Map #20.00-02-08)

CITY COUNCIL ACTION, FEBRUARY 25, 1995: City Council approved the Planning Commission recommendation.

PLANNING COMMISSION ACTION, FEBRUARY 7, 1995: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

Insert map

STAFF RECOMMENDATION:

Planning staff recommends that the Planning Commission initiate on its own motion a change in the proposed land use for the subject property in the Seminary Hill/Strawberry Hill Small Area Plan from INST/Institutional to P/Parks and Open Space.

DISCUSSION

While processing a recent special use permit for St. Stephen's and St. Agnes Middle School on West Braddock Road, staff became aware of an error in the master plan and zoning map involving the adjacent property at 4401 West Braddock Road, owned by the City and used for tennis courts and a soccer field. The subject property is currently zoned R-8/Single Family and is designated INST/Institutional in the Seminary Hill/Strawberry Hill section of the master plan.

At the time the master plan was being prepared, staff believed the subject property was owned by the school (then known as St. Stephen's). Private schools such as this one were identified in the master plan with "Institutional" as the land use designation.

Staff, however, recently became aware that the subject property was acquired from St. Stephen's by the City in 1984 for recreational open space use. Such use of the property is consistent with the P/Parks and Open Space land use designation in the master plan and the POS/Public Open Space and Community Recreation Zone designation in the zoning ordinance.

Staff believes the current land use designation (INST), which was based on the understanding that the property was owned by St. Stephen's, is in error and should be amended to P/Parks and Open Space consistent with the current use and public ownership of the property. A separate zoning amendment recommends a change in the zoning from R-8 to POS.

STAFF: Sheldon Lynn, Director, Planning and Zoning; Kimberley Johnson, Chief, Development; Ronald Yake, Senior Planner.

Attachments:

1. Proposed Land Use Map in the Seminary Hill/Strawberry Hill Plan.
2. Resolution MPA#94-09.

RESOLUTION NO. MPA#94-09

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, staff identified a mapping error necessitating an amendment to the **SEMINARY HILL/STRAWBERRY HILL SMALL AREA PLAN** section of the 1992 Master Plan in order to change the land use designation of the property at 4401 West Braddock Road (Tax Map #20.00-02-08); and

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on February 7, 1995, with all public testimony and written comment considered; and

WHEREAS, the Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the **SEMINARY HILL/STRAWBERRY HILL** section of the City; and
2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the **SEMINARY HILL/STRAWBERRY HILL** section of the 1992 Master Plan; and
3. The proposed amendment shows the Commission's long range recommendations for the general development of the **SEMINARY HILL/STRAWBERRY HILL** section of the City; and
4. Based on the foregoing findings and all other facts and circumstances of which the Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the **SEMINARY HILL/STRAWBERRY HILL** section of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The following amendment is hereby adopted in its entirety as an amendment to the **SEMINARY HILL/STRAWBERRY HILL** section of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:

Change the land use designation of the property at 4401 West Braddock Road (Tax Map #20.00-02-08) from INST/Institutional to P/Parks and Open Space.

2. This resolution shall be signed by the Chairman of the Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED THE 7TH DAY OF FEBRUARY, 1995.

W. B. Hurd, Chairman

ATTEST: _____
Sheldon Lynn, Secretary